



# Town Council Agenda Report

**SUBJECT:** Resolution - Plat

P 8-2-99, Griffin 78 Plat, 7790 Griffin Road

**CONTACT PERSON/NUMBER**

Mark A. Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The proposed plat consists of approximately 1.84 acres shown as Parcel A. Proposed for the site are 20,000 square feet of commercial use with access provided from SW 78 Avenue and Griffin Road.

The plat is in conformance with Town Code requirements and can be considered in final form.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

Planing and Zoning Board recommended approval subject to the Planing Report (Motion carried 5-0, November 8, 2000).

**RECOMMENDATION(S):** Motion to approve the resolution.

**Attachment(s):** Resolution with backup, Land Use map, Subject Site map, and Aerial.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed boundary plat to be known as the Griffin 78 Plat has been approved by the Town Planning and Zoning Board on November 8, 2000.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The boundary plat known as the Griffin 78 Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. The approval of this Resolution is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

**Application #:** P 8-2-99

**Revisions:**

**Exhibit "A":** Griffin 78 Plat

**Original Report Date:** November 2, 2000

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner**

**Name:** Griffin 78 Limited Prtnrsp.

**Agent**

**Name:** Miller Legg & Associates, Inc.

**Address:** 1048 Kane Concourse,  
Ste. 2B

**Address:** 1800 North Douglas Road

**City:** Bay Harbor, FL 33154

**City:** Pembroke Pines, FL 33328

**Phone:** (305) 556-7162

**Phone:** (954) 436-7000

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**BACKGROUND INFORMATION**

**Application Request:** Approval of a boundary plat.

**Address/Location:** 7790 Griffin Road, Generally located at the southeast corner of Griffin Road and SW 78 Avenue.

**Land Use Designation:** Commercial

**Existing Zoning:** Griffin Corridor District - University Drive Node

**Existing Use:** Vacant

**Proposed Use:** 20,000 square feet of commercial use

**Parcel Size:** 1.766 acres (76,916 square feet)

**Surrounding Land Use:**

**North:** Griffin Road and Canal

**South:** Vacant

**East:** Vacant

**West:** Eckerd's Pharmacy

**Surrounding Zoning:**

**North:** Across Griffin Road and South New River Canal, R-5, Low Medium Density Dwelling District

**South:** Griffin Corridor Dist. - Univ. Dr. Node

**East:** Griffin Corridor Dist. - Univ. Dr. Node

**West:** Griffin Corridor Dist. - Univ. Dr. Node

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## **ZONING HISTORY**

**Related Zoning History:** Subject site is within the Griffin Corridor District approved by Town Council on February 2, 2000.

**Previous Request on same property:** A rezoning from B-1 to B-2 was requested on April 7, 1998, and was denied by Council (Motion carried 3-1 with Mayor Venis absent and Vice-Mayor Bush dissenting).

## **DEVELOPMENT PLAN DETAILS**

**Development Details:**

The applicant's submission indicates the following:

1. The site area consists of 76,916 square feet.
2. The plat provides for a 50' opening adjacent to the east limits of the plat along Griffin Road and a non-vehicular access line for the remaining portion of the north limits of the plat. An opening on SW 78 Avenue is allowed within a 137' area with a non-vehicular access line along the remaining portion of the west limits of the plat together with the corner chord.
3. Drainage/Open Space information: Will be addressed during the site plan review process.

## **Summary of Significant Development Review Agency Comments**

The Engineering Department recommends approval of the proposed request.

## **Application Codes and Ordinances**

Land Development Code Section 12-360(B)(1) precludes issuance of a non-residential building permit on land under 5 acres in area which is not specifically delineated on a plat recorded in

Item No.

Broward County subsequent to June 4, 1953.

## **Comprehensive Plan Considerations**

**Planning Area:** The subject site is located within Planning Area 10, generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. The east side of this corridor is predominantly small-scale commercial together with small-scale single family residential.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 102.

**Concurrency Considerations:** Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

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## **Staff Analysis/Findings of Fact**

The proposed plat is consistent with the Comprehensive Plan and Land Development Code regulations.

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## **Staff Recommendation**

**Recommendation:** Staff recommends approval of the proposed plat subject to the following:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

## **Planning and Zoning Board**

**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend approval subject to the Planning Report (Motion carried: 5-0, November 8, 2000).

## **Exhibits**

Resolution with backup, Land Use Map, Subject Site Map, Aerial.

Prepared By: \_\_\_\_

Reviewed By: \_\_\_\_





